



## Rose Cottage

£445,000

- 4 BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- GENEROUS SOUTH FACING GARDENS
- VERSATILE LIVING
- 2 x EN SUITE
- UTILITY
- EPC Rating: F
- Council Tax: C



 4  3  2



## About the property

We are delighted to present this exceptionally spacious and highly versatile country cottage, ideally located in the popular village of Bream! This beautifully refurbished 4 bedroom home has been finished to a high standard throughout, seamlessly blending character and charm with modern comforts, making it the perfect choice for families seeking country life with space and flexibility! The current owners have undertaken extensive improvements including a stylish refitted kitchen and impressive master en-suite! The property further benefits from 3 bathrooms, attractive south facing gardens and off road parking. A particularly notable feature is the versatile layout of the living space, enhanced by two staircases allowing flexible accommodation to suit a variety of family needs - or a potential holiday let/B&B! Bream is one of the largest villages in The Forest of Dean District, surrounded by acres of beautiful ancient woodland and offers an abundance of local amenities and outdoor activities, including local shops, Primary School, Library, Doctors Surgery, Public houses, Take aways, Saint James Church, situated between the nearby towns of Coleford and Lydney.





## Accommodation

### Entrance Hall

Warmly inviting you into the home, this practical space features storage and hanging space for coats and shoes. Tiled flooring. doors leading to kitchen and inner hall

### Kitchen

12' 6" x 12' 2" ( 3.81m x 3.71m )

Polished to a high standard, the newly fitted kitchen features a range of base and wall units with feature under cupboard sensory lighting, belfast sink with mixer tap, tiled splashback, integrated dishwasher and fridge/freezer. Induction electric cooker, integrated hob with extractor hood over, Central island with feature lighting over. Tiled flooring. Radiator. UPVC doors lead into conservatory. door through to Living room/dining room or additional living area/potential annexe

### Living Room/Dining Room

15' 5" x 15' 2" ( 4.70m x 4.62m )

This area offers a spacious open plan living/dining area, offering excellent versatility. Features wood beamed ceiling and pine flooring throughout. feature fireplace with attractive surround. French doors lead to side garden. 3 x UPVC windows. Stairs leading to bedroom with en-suite

### Inner Hall

Storage cupboard. Radiator. Doors leading to lounge and downstairs shower room/utility. Stairs to first floor

### Lounge

17' 7" x 15' 1" ( 5.36m x 4.60m )

Refurbished to a high standard. Spacious. featuring multi fuel burner. Under stairs storage cupboard. UPVC window to front aspect. 2 x fitted radiators. TV Point. USB points

### Shower Room/Utility

Attractive suite comprising W.C, hand wash basin, Shower. High gloss tiled flooring. space for washing machine and tumble dryer. Feature spot lights. Worcester combi boiler

### Bedroom 1

17' 7" x 12' 3" ( 5.36m x 3.73m )

Large double bedroom with UPVC window to front aspect overlooking garden. Radiator. Feature spot lighting. TV point. Door through to master en-suite

### En-Suite

Beautifully updated to a high standard featuring attractive free standing bath, corner shower unit, W.C, sink with vanity unit with touch light vanity mirror over. Wall-hung storage. Independently heated towel rail. UPVC window. Tiled flooring and walls

### Bedroom 2

15' 5" x 11' 6" ( 4.70m x 3.51m )

Accessed via stairs from living/dining area. Exposed floor boards. Radiator. UPVC windows. Door to en-suite bathroom.

### En-Suite

Comprising of fitted bath with shower attachment, W.C and sink. Vinyl flooring. Spotlights

### Bedroom 3

18' 7" x 8' ( 5.66m x 2.44m )

Carpet flooring. UPVC window. Skylight. Radiator. Built in storage with hanging rail.

### Bedroom 4

13' 6" x 10' 3" ( 4.11m x 3.12m )

Carpet flooring. Feature starlight ceiling. UPVC window to front aspect. Loft access. Radiator.

## Floorplan



Total floor area 183.3 m<sup>2</sup> (1,973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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